



barnard marcus

**Wilcox Close, London SW8**



barnard  
marcus

welcome to

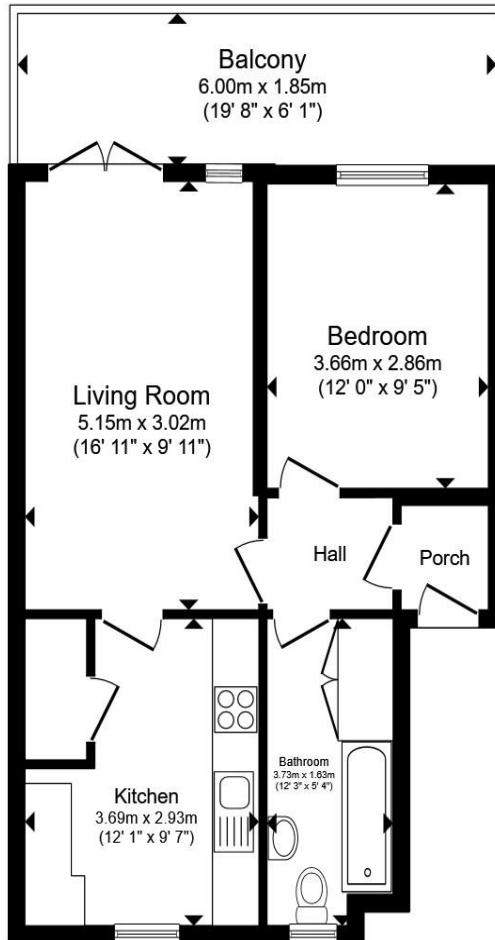
## Wilcox Close, London

Available for sale in good condition throughout is this superbly appointed bright and spacious one double bedroom first floor purpose built apartment, located within a small development enjoying access to a good size private terrace. Situated in the heart of the sought after 'Little Portugal' the property is offered with a healthy length lease and no onward chain, ideal for anyone looking for a swift move. The property enjoys generous room sizes, all of which are accessed off the entrance hall, and has a pleasing South Easterly outlook. Situated equidistance between Vauxhall and Stockwell, Vauxhall mainline railway station offers regular overground rail links into London Waterloo and Stockwell tube station has regular Northern and Victoria Line services. The nearby South Lambeth Road offers a multitude of shops, eateries and bars and the green open spaces of Vauxhall Park can be found within just 0.3 miles. Also nearby is Nine Elms Tube Station (Northern Line) and the large Sainsbury's supermarket.

Accommodation comprises an entrance hall, one double bedroom, living room, kitchen, bathroom and communal garden. There is also ample storage throughout including a large walk in cupboard which could easily be converted to an office space.

Early viewings are advised in order to secure.





Total floor area 48.5 m<sup>2</sup> (522 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Wilcox Close, London

- One Double Bedroom
- Private Terrace
- No Onward Chain
- 'Little Portugal'
- First Floor

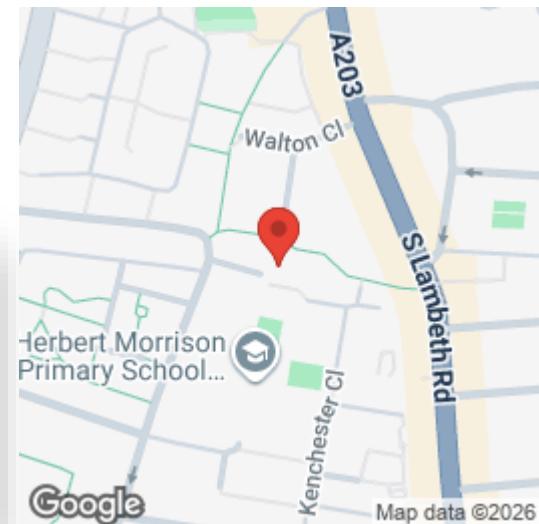
Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 1492.78

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Jun 2017.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £375,000



**view this property online** [barnardmarcus.co.uk/Property/KGT111085](http://barnardmarcus.co.uk/Property/KGT111085)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
KGT111085 - 0003

 barnard marcus



**020 7735 0922**



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,  
SE11 4QE



**barnardmarcus.co.uk**

Please note the marker reflects the  
postcode not the actual property